

**CITY OF MODESTO
BOARD OF ZONING ADJUSTMENT
NOTICE OF FIELD TRIP
THURSDAY, JUNE 22, 2017 – 9:00 AM
1010 TENTH STREET
LOBBY (MAIN LEVEL/NEAR STAIRS)**

I. ROLL CALL

II. FIELD TRIP

There will be a field trip to allow the Board to view property to be discussed at the regular meeting later in the day. Interested parties may join the Board at any of the properties at the approximate times shown below. Statements on the merits of an application are inappropriate on a field trip and should be made at the regular meeting. The regular meeting is on January 26, 2017, 10:00 am in Chambers. The agenda for the regular meeting is attached.

9:15 am Leave Tenth Street Place to View Property

9:25 am Property Located at 307 N. Santa Cruz (Patterson) Item A

III. ADJOURNMENT

Posted pursuant to Government Code Section 54956 on _____

by _____ on the bulletin board at Tenth Street Place.

**CITY OF MODESTO
BOARD OF ZONING ADJUSTMENT AGENDA
THURSDAY, JUNE 22, 2017
BASEMENT CHAMBERS
1010 TENTH STREET – MODESTO, CA**

I. ROLL CALL

II. APPROVAL OF MINUTES

Minutes of the regular meetings of October 27, 2016 and February 23, 2017.

III. CONFLICT OF INTEREST DECLARATION

Board members and staff may now declare conflicts of interest for the purpose of determining if a quorum will be present to act on each item in the order shown on the agenda.

IV. PUBLIC HEARINGS

Item A VAR-17-002 – A variance application for a one-story addition to an accessory dwelling unit to encroach 3 feet 10 inches into the required 5 foot side yard setback, located at 307 N. Santa Cruz Avenue; submitted by Robert Patterson
Contact Info: Jonnie Lan, 577-5267, ilan@modestogov.com

V. OTHER BUSINESS

None.

VI. ORAL COMMUNICATIONS

These matters may be presented by interested persons in the audience, staff or Commissioners (see Notice at end of agenda cover). Under State law, the Board may respond to matters being presented under this item only as follows:

- (a) Briefly respond to statements made or questions raised.
- (b) Ask a question for clarification.
- (c) Provide a reference to staff or other resources for factual information.
- (d) Request staff to report back at a subsequent meeting.
- (e) Finally, a Board member, or the Board itself, may take action to direct staff to place a matter of business on a future agenda.

VII. MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the Board of Zoning Adjustment and staff, upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that: 1) there is a need to take immediate action, and 2) that the need for action came to the City's attention after the agenda was posted.

VIII. ADJOURNMENT

Copies of the agenda are on file at the Stanislaus Library Reference Room, 1500 I Street, Modesto, and in the Office of the Planning Division, third floor, 1010 Tenth Street, Modesto, CA. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Board of Zoning Adjustment Secretary (209) 577-5267. Assistive listening devices are available upon request to the BZA Secretary. **Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.**

Notice: Persons who wish to speak to the BZA regarding any item on the printed agenda, including oral

communications, are encouraged to sign in on a form provided at the meeting. The purpose of this list is to have your name and address should we need to provide additional information to you. Signing this form is optional to speakers.

Posted pursuant to Government Code Section 54954.2 on _____

by _____ on the bulletin board at Tenth Street Place.

**LIST OF INVOLVED PARTIES FOR THE BOARD OF ZONING ADJUSTMENT
AGENDA OF JUNE 22, 2017**

At the Board Members' request, staff has compiled a list of individuals having a personal/financial interest in the matters contained in the accompanying agenda report to assist in identifying potential conflicts of interest.

ITEM A VAR-17-002 ADU SETBACK, 307 N SANTA CRUZ (RODRIGUEZ)

Relationship

Name/Address

Applicant

CYNTHIA RODRIGUEZ 750 KEARNEY AVE MODESTO, CA 95350

Owner

ROBERTO PATTERSON 307 N. SANTA CRUZ AVE MODESTO, CA 95354

Minutes
Board of Zoning Adjustment Field Trip
(October 27, 2016, 9:00 am)

The **Board of Zoning Adjustment** of the City of Modesto met in special session on Thursday, October 27, 2016, in the Lobby, 1010 Tenth Street, Modesto, California. The meeting was called to order at 8:45 am.

Member Pollard present

FIELD TRIP

The Board Member Pollard and Steve Mitchell, Acting Secretary proceeded on a field trip as scheduled and viewed the following properties:

9:00 am	Property located at 725 17 th street (7 th Day Adventist Church)
9:10 am	Property located at 409 Paradise (Soranno)

ADJOURNMENT

The meeting adjourned at 9:15 am.

Original, signed copy on file in CEDD
Patrick Kelly, Secretary

Minutes
Board of Zoning Adjustment
(October 27, 2016, 10:00AM)

Being the hour of 10:00 am, the meeting was called to order by Acting Chairperson Morris.

I. ROLL CALL

Board Members Board Members Morris, Pollard, Rodriguez, and Vohra present

Board Members absent Selover

MOTION

It was moved by Board Member Vohra, seconded by Board Member Rodriguez, and carried unanimously that Board Member Selover be excused from this meeting.

II. APPROVAL OF MINUTES

It was moved by Board Member Pollard, seconded by Board Member Rodriguez, and carried unanimously that the minutes of the regular meeting of September 22, 2016, be approved.

III. CONFLICT OF INTEREST DECLARATION

None.

V. PUBLIC HEARINGS

Item A CUP-16-002 – A Conditional Use Permit for an Electronic Message Board Monument Sign, located at 725 17th Street; submitted by the Modesto Central Seventh-Day Adventist Church

Contact Info: Jonnie Lan, 577-5267 jlan@modestogov.com

Motion/Action (Approved)

It was moved by Board Member Pollard, seconded by Board Member Vohra, and carried by majority (Morris, Pollard, Rodriguez, Vohra, ayes; none, noes; Selover, absent; none, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2016-09** A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO THE MODESTO CENTRAL SEVENTH DAY ADVENTIST CHURCH FOR THE REPLACEMENT OF A FREESTANDING SIGN WITH AN ELECTRONIC MESSAGE BOARD MONUMENT SIGN LOCATED AT THE SOUTHEAST CORNER OF H STREET AND 17TH STREET, 725 17TH STREET (MODESTO CENTRAL SEVENTH-DAY ADVENTIST CHURCH)

Item B CUP-16-003 – A Conditional Use Permit for an Electronic Message Board Sign, located at 409 Paradise Road; submitted by Diana and Kimberly Soranno

Contact Info: Katharine Martin, 577-5267 kamartin@modestogov.com

Motion/Action (Approved)

It was moved by Board Member Pollard, seconded by Board Member Rodriguez, and carried by majority (Morris, Pollard, Rodriguez, Vohra, ayes; none, noes; Selover, absent; none, recused) that the Board of

Zoning Adjustment adopt **Resolution No. 2016-10** A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO DIANA AND KIMBERLY SORANNO FOR AN ELECTRONIC MESSAGE BOARD SIGN ON AN EXISTING 20-FOOT HIGH FREESTANDING SIGN LOCATED AT THE SOUTHEAST CORNER OF THE PARADISE CENTER SHOPPING CENTER, 409 PARADISE ROAD (DIANA AND KIMBERLY SORANNO)

VI. OTHER BUSINESS

None.

VII. ORAL COMMUNICATIONS

City Attorney Adam Lindgren announced to the Board that he was working with Staff on a presentation for a workshop that would be scheduled for all members in a few weeks.

VIII. MATTERS TOO LATE FOR THE AGENDA

None.

IX. ADJOURNMENT

The meeting was adjourned at 10:23 am.

Original, signed copy on file in CEDD

Patrick Kelly, Secretary

Minutes
Board of Zoning Adjustment Field Trip
(February 23, 2017, 9:00 am)

The **Board of Zoning Adjustment** of the City of Modesto met in special session on Thursday, February 23, 2017, in the Lobby, 1010 Tenth Street, Modesto, California. The meeting was called to order at 9:15 am.

Members and present

FIELD TRIP

The Board Members Blom, Moradian, Morris, Rodriguez , Steve Mitchell (Principal Planner), and Patrick Kelly (Secretary) proceeded on a field trip as scheduled and viewed the following properties:

201 Poplar Ave Modesto, CA 95350

517 Magnolia Ave Modesto, CA 95350

ADJOURNMENT

The meeting adjourned at 9:55 am.

Original, signed copy on file in CEDD
Patrick Kelly, Secretary

Minutes
Board of Zoning Adjustment
(February 23, 2017, 10:00AM)

Being the hour of 10:00 am, the meeting was called to order by Chairperson Morris.

I. ROLL CALL

Board Members Board Members Blom, Moradian, Morris, Rodriguez, and Vohra present

Board Member Selover absent

MOTION

It was moved by Board Member Rodriguez, seconded by Board Member Vohra, and carried unanimously that Board Member Selover be excused from this meeting.

II. APPROVAL OF MINUTES

It was moved by Board Member Blom, seconded by Board Member Morris, and carried unanimously that the minutes of the regular meeting of October 27, 2016, be continued to the March 23, 2017 BZA Meeting.

It was moved by Board Member Rodriguez, seconded by Board Member Moradian, and carried unanimously that the minutes of the regular meeting of January 26, 2017, be approved.

III. CONFLICT OF INTEREST DECLARATION

Board member Blom indicated a potential conflict of interest with Item A. It was moved by Board Member Rodriguez, seconded by Board Member Moradian, and carried unanimously that Board Member Blom be excused from the hearing of Item A.

V. PUBLIC HEARINGS

Item A VAR-16-005 – A Variance application for a new garage to exceed required 7.5-foot street side-yard setback, located at 201 Poplar Avenue; submitted by Leslie Hoegh

Contact Info: Katharine Martin, 577-5267 kamartin@modestgov.com

Motion/Action (Approved)

It was moved by Board Member Rodriguez, seconded by Board Member Moradian, and carried by majority (Moradian, Morris, Rodriguez, Vohra, ayes; None, noes; Selover, absent; Blom, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2016-03** A RESOLUTION GRANTING A VARIANCE FOR A NEW 720-SQUARE FOOT GARAGE TO ENCROACH 7.5- FEET WITHIN THE 7.5-FOOT STREET SIDE-YARD SETBACK REQUIREMENT, PROPERTY LOCATED AT 201 POPLAR AVENUE (LESLIE HOEGH)

Item B VAR-17-001 – A variance application for a one-story addition to a single family residential unit to encroach 2 feet 4 inches into the required 5 foot side yard setback, located at 517 Magnolia Avenue; submitted by Doug and Melissa Van Diepen

Contact Info: Jonnie Lan, 577-5267 jlan@modestgov.com

Motion/Action (Approved)

It was moved by Board member Rodriguez, seconded by Board member Moradian, and carried by majority (Blom, Moradian, Morris, Rodriguez, Vohra, ayes; None, noes; Selover, absent; None, recused) that the Board of Zoning Adjustment adopt **Resolution No. 2016-04 A RESOLUTION GRANTING A VARIANCE FOR A ONE-STORY ADDITION TO A SINGLE FAMILY RESIDENTIAL UNIT TO ENCROACH 2 FEET 4 INCHES INTO THE REQUIRED 5 FOOT SIDE YARD SETBACK LOCATED AT 517 MAGNOLIA AVENUE**

VI. OTHER BUSINESS

None.

VII. ORAL COMMUNICATIONS

Secretary Kelly announced the 40th Annual Planning Commissioners Workshop, scheduled for March 18, 2017. Mr. Kelly mentioned that the Workshop is intended for all Boards and Commissions, will cover various topics including the Brown Act, Roberts Rules of Order, mini ethics course, and is hosted by the Stanislaus County Planning Directors Association.

VIII. MATTERS TOO LATE FOR THE AGENDA

None.

IX. ADJOURNMENT

The meeting was adjourned at 10:25 am.

Original, signed copy on file in CEDD
Patrick Kelly, Secretary



CITY OF MODESTO
BOARD OF ZONING ADJUSTMENT STAFF REPORT
 1010 10TH STREET
 MODESTO CA 95354
 (209) 577-5267 – (209) 491-5798 (fax)

TO: Chairperson Morris and Members of the Board of Zoning Adjustment

PREPARED BY: Jonnie J Lan, AICP, Associate Planner
 Contact Info: 577-5267 jlan@modestogov.com

APPROVED BY: Patrick Kelly, AICP, Planning Manager

DATE: June 22, 2017

SUBJECT: VAR-17-002 – A variance application for a one-story addition to an accessory dwelling unit to encroach 3 feet 10 inches into the required 5 foot side yard setback, located at 307 N. Santa Cruz Avenue; submitted by Robert Patterson

RECOMMENDATION

Resolution granting a variance for a 192 square foot, one-story addition to an accessory dwelling unit to encroach 3 feet 10 inches into the required 5 foot side yard setback, located at 307 N. Santa Cruz Avenue; submitted by Robert Patterson

BACKGROUND

The project site is a 7,500 square foot lot with a single-family dwelling built around 1941, located on the west side of N. Santa Cruz Avenue between Haddon and Robel Avenues. Just three feet south of the dwelling, on the same lot, is a legal, non-conforming, 320 square foot single car garage built prior to the Zoning Code 1 foot 2 inches from the property line, within the five foot setback. The garage was added to and converted to an accessory dwelling unit without the necessary permits.

PROJECT DESCRIPTION

This is an application for a variance from Section 10-4.102 of the Modesto Municipal Code to allow a 192 square foot addition to a one-story accessory dwelling unit, to be located one foot two inches from the side yard property line, encroaching 3 feet 10 inches into the required 5 foot side yard setback.

ANALYSIS

The garage conversion and most recent addition total 512 square feet and were both built without permits. However, the applicant wants to bring the accessory dwelling unit up to code and receive all required approvals and permits. In January, California State law pertaining to accessory dwelling units, was amended to allow the conversion of existing detached accessory structures to accessory dwelling units, with or without compliance with building setback standards. However, some local discretion is provided for such conversions. One of the City's requirements is that any addition to an existing, non-conforming accessory building, being converted to an accessory dwelling unit, must meet current zoning standards. A variance is required for accessory dwelling unit additions to existing accessory structures that do not meet site development standards of the underlying zone.

The current code requires a five foot setback for any addition to an accessory structure used for human habitation. The accessory dwelling unit was converted from a detached garage set back one foot two inches from the side property line. Per recent accessory dwelling unit provisions of state law, a garage may be converted to an accessory dwelling unit provided the owner/family lives onsite and sufficient parking is provided per code. The family of the applicant lives onsite and the parking is provided as per code. The variance is requested to allow the addition built onto the garage, converted into a dwelling unit, to be located at the same setback as the original garage building.

The applicant has provided specific reasons for making the required findings for a variance (see attached Variance Questionnaire). Staff supports and agrees that the findings required to grant a variance can be met, for the following reasons:

- 1 There are special circumstances or conditions applicable to the property or building in question which do not exist for other property or buildings in the same zone and immediate vicinity. This neighborhood was developed prior to the adoption of the City of Modesto Zoning Code. Because of this, there are existing accessory structures that encroach into the required five foot side yard setback that have been converted to Accessory Dwelling Units. The addition follows the existing garage building's setback. The Board has, as recently as this year, approved variances that are similar in nature and scope.
- 2 The special circumstances or conditions are such that strict application of the provisions of Section 10-4.102 of Title 10 of the MMC, would deprive the applicant of practical use of the property or buildings. This applicant requests that the board approve an addition to an accessory dwelling unit within required setbacks. This addition was built at the same setback as the original garage building. This original accessory dwelling unit was the conversion of a single car detached garage built before the zoning code came into effect; the 192 square foot addition is the subject of the variance. State law allows for this type of conversion, even if the existing garage is built within a jurisdiction's required setback. The variance is to allow the extension of this legal, non-conforming setback.
- 3 Granting the variance will be consistent with the intent and purpose of the provisions of Section 10-4.102 of Title 10 of the MMC and will not be detrimental to the neighborhood or public welfare. The proposed project is generally consistent with the character of the older neighborhood. There are other properties nearby which have accessory structures, some for human habitation, built within required setbacks. The addition to this accessory dwelling is built on the west side of the existing structure and is not immediately noticeable from N. Santa Cruz Avenue. The original garage was 320 square feet. The addition is 192 square feet. The total square footage of the accessory dwelling unit is 512 square feet. This size represents minimal impact to the neighborhood.

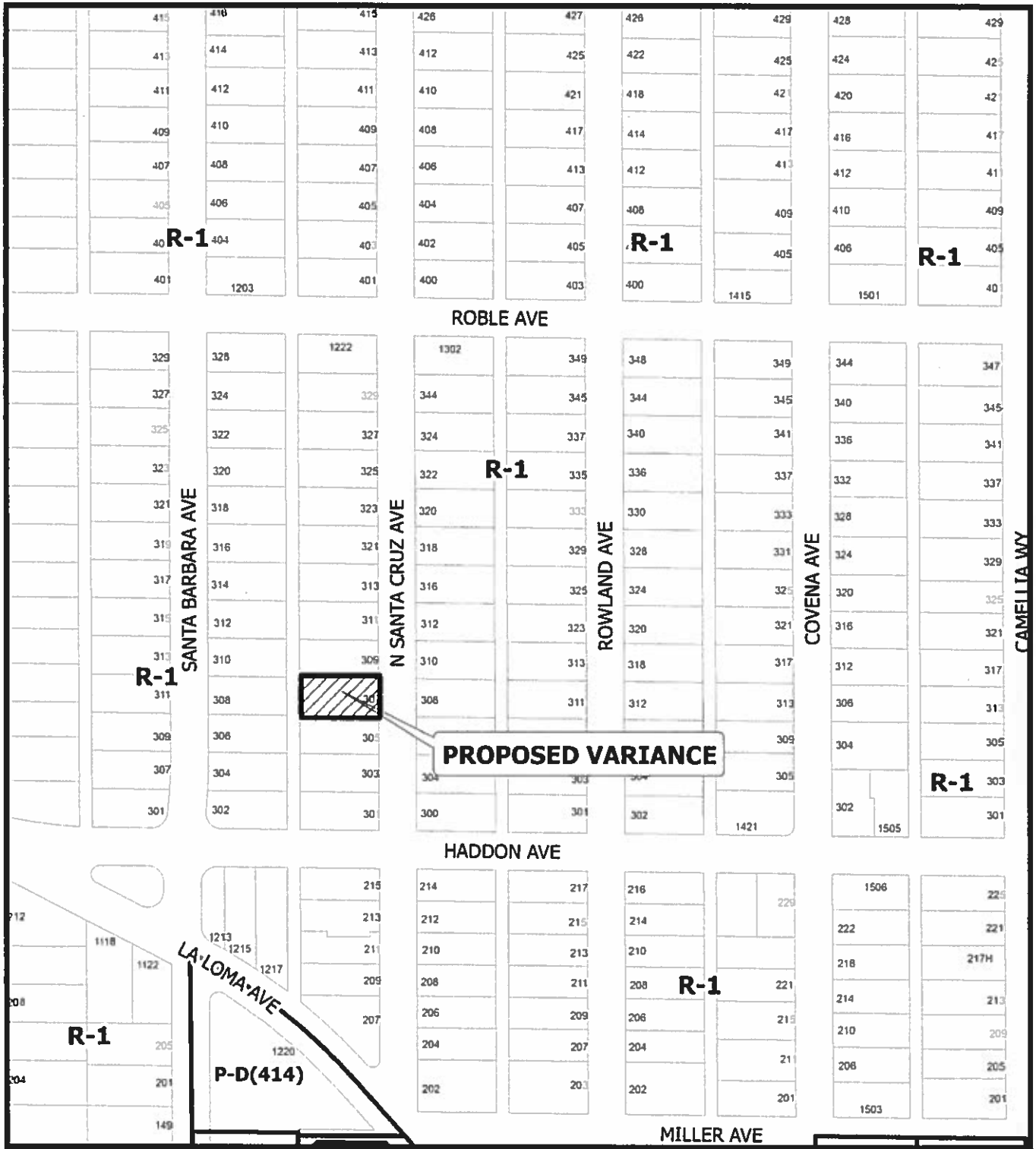
Based on the findings presented above, staff supports the variance application and therefore, staff recommends that the Board approve the variance request.

ENVIRONMENTAL ASSESSMENT

The proposed variance is exempt from CEQA, pursuant to Section 15305(a) of the CEQA Guidelines, which exempts one single-family residence, or a second dwelling unit in a residential zone and minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

ATTACHMENTS (included with Commissioners' packets only)

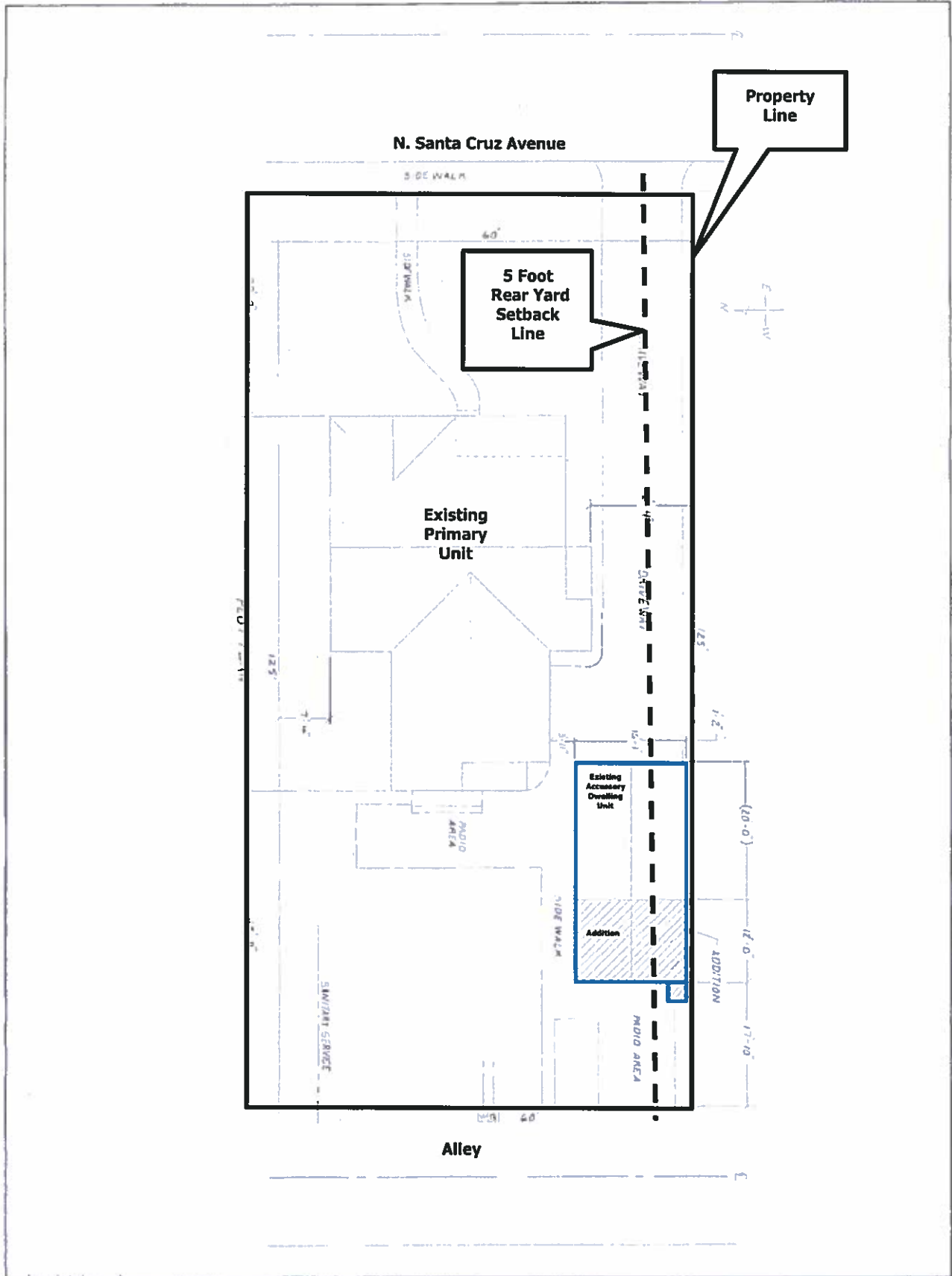
1. Draft Board of Zoning Adjustment Resolution – June 22, 2017
2. Variance Questionnaire
3. Financial Interest Disclosure Form
4. Site Plan
5. Elevations
6. Floor Plan



AREA MAP OF PROPOSED VARIANCE

VAR-17-002





BOARD OF ZONING ADJUSTMENT
RESOLUTION NO. 2017-XX

A RESOLUTION GRANTING A VARIANCE FOR A 192 SQUARE FOOT, ONE STORY ADDITION TO AN ACCESSORY DWELLING UNIT TO ENCROACH 3 FEET 10 INCHES INTO THE REQUIRED 5 FOOT SIDE YARD SETBACK, LOCATED AT 307 N. SANTA CRUZ AVENUE

WHEREAS, an application for a variance from the provisions of Section 10-4.102 of the Modesto Municipal Code to permit an addition to a one-story accessory dwelling unit to encroach 3 feet 10 inches into the required 5 foot side yard setback, located at 307 N. Santa Cruz Avenue; was filed by Robert Patterson on May 17, 2017; and

WHEREAS, Section 10-9.102 of the Modesto Municipal Code authorize the Board of Zoning Adjustment to grant variances subject to findings specified in Section 10-9.602; and

WHEREAS, a public hearing was held by the Board of Zoning Adjustment on June 22, 2017, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, the proposed variance is exempt from CEQA, pursuant to Section 15305 (a) of the CEQA Guidelines, which exempts one single-family residence, or a second dwelling unit in a residential zone, and minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Adjustment that based upon such evidence it finds and determines that:

1. There are special circumstances or conditions applicable to the property or building in question which do not exist for other property or buildings in the same zone and immediate vicinity. This neighborhood was developed prior to the adoption of the City of Modesto Zoning Code. Because of this, there are existing accessory structures that encroach into the required five foot side yard setback that have been converted to Accessory Dwelling Units. The addition follows the existing garage building's setback. The Board has, as recently as this year, approved variances that are similar in nature and scope.
2. The special circumstances or conditions are such that strict application of the provisions of Section 10-4.102 of Title 10 of the MMC, would deprive the applicant of practical use of the property or buildings. This applicant requests that the board approve an addition to an accessory dwelling unit within required setbacks. This addition was built at the same setback as the original garage building. This original accessory dwelling unit was the conversion of a single car detached garage built before the zoning code came into effect; the 192 square foot addition is the subject of the variance. State law allows for the conversion of an existing garage to an accessory dwelling unit, even if the existing garage is built within a jurisdiction's required setback. The variance is to allow the extension of this legal, non-conforming setback.

3. Granting the variance will be consistent with the intent and purpose of the provisions of Section 10-4.102 of Title 10 of the MMC and will not be detrimental to the neighborhood or public welfare. The proposed project is generally consistent with the character of the older neighborhood. There are other properties nearby which have accessory structures, some for human habitation, built within required setbacks. The addition to this accessory dwelling is built on the west side of the existing structure and is not immediately noticeable from N. Santa Cruz Avenue. The original garage was 320 square feet. The addition is 192 square feet. The total square footage of the accessory dwelling unit is 512 square feet. This size represents minimal impact to the neighborhood.

BE IT FURTHER RESOLVED by the Board of Zoning Adjustment that it grants to Robert Patterson a variance from the provisions of Section 10-4.102 of the Modesto Municipal Code to permit an addition to a one-story accessory dwelling unit to encroach 3 feet 10 inches into the required 5 foot side yard setback on property located at 307 N. Santa Cruz Avenue.

The foregoing resolution was introduced at the regular meeting of the Board of Zoning Adjustment held on June 22, 2017, by Board Member , who moved its adoption, which motion was seconded by Board Member and carried by the following vote:

Ayes:
Noes:
Absent:
Recused:

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF MODESTO.

Original, signed copy on file in CEDD
Patrick Kelly, Secretary



CITY OF MODESTO
Community and Economic Development Department/Planning Division
1010 Tenth Street, Suite 3300, P.O. Box 642
Modesto, CA 95353
(209) 577-5267 (209) 491-5798 FAX

Questionnaire for Variances

Municipal Code Section 10-9.601 Purpose of a Variance.

When practical difficulties, unnecessary hardships or results inconsistent with the general purpose of this chapter result from the strict and literal interpretation and enforcement of its provisions, the board may grant variances. The sole purpose of a variance shall be to prevent discrimination, and no variance shall be granted which would have the effect of granting a special privilege not shared by other property in the same zone and immediate vicinity.

List the Section(s) of the Zoning Ordinance from which a variance is sought:

Side yard 1.2 ft set back 10-4 .102

Describe the nature and extent of the variance:

Adding 12x16 feet to addition to existing building.

In granting a variance the Board must make three findings as discussed below.

Please provide information to substantiate the required findings. All of the three findings must be substantiated by adequate and accurate information. Attach additional information if necessary.

1. There are special circumstances or conditions applicable to the property or buildings in questions which do not exist for other property or buildings in the same zone and immediate vicinity because:

This is no special circumstances, as these accessory structures are commonly utilized as containment lines in the neighbor.

- 2. The special circumstances or conditions are such that strict application of the provisions of this Chapter would deprive the applicant of practical use of the property or buildings because:**

I would have to tare down the existing structure that is currently on the property line which is an extension to the existing garage that is on the property line.

- 3. Granting the variance will be consistent with the intent and purpose of this chapter and will not be detrimental to the neighborhood or public welfare because:**

Many of the homes in the neighborhood already have the same accessory builds on property lines. There's a neighboring structure existing on the northside of property line that is serving as a containment line. My southside building servers as the containement line for my south neighbor.

FINANCIAL INTEREST DISCLOSURE FORM GUIDELINES

City ordinance requires that all individuals with a material interest in a decision of the City Council must be disclosed. The following is for your assistance in completing the attached disclosure form:

1. For all of the below, corporate names/LLC's/limited partnerships are not acceptable in and of themselves, all individuals with an interest of \$2000 or more must be disclosed in these cases.
2. Individuals with a material interest include all property owners.
3. Individuals with a material interest include any developer.
4. Individuals with a material interest include any architect, engineer, or other design professional.
5. Individuals with a material interest include the applicant's attorney or other representative.
6. Individuals with a material interest include any real estate agent who is party to the transaction.
7. Individuals with a material interest include any contractor constructing the project for which the contract has been arranged by the time of the hearing.

The above is for guidance only and not an inclusive list of all individuals at interest. You have a responsibility to determine and list all individuals in accordance with the Tests of Materiality as set forth on the attached.



FINANCIAL INTEREST DISCLOSURE FORM

All persons included within the meaning of either of the following tests have a material financial interest in an agreement, or application for development rights, submitted for approval or disapproval by the City Council, and shall be identified by the applicant, by name.

Tests of Materiality:

1. Whether it is foreseeable to a reasonable person that the value of their interest in property available for use by an applicant, or their interest in the applicant itself, may increase or decrease by an amount greater than \$2,000.00 as a direct or indirect result of Council action on the applicant's agreement or application for development rights.
2. Whether it is foreseeable to a reasonable person that the person's gross income from the applicant may increase or decrease by a sum greater than \$2,000.00 as a direct or indirect result of Council action on the agreement or application for development rights.

It is the legal obligation of all applicants for approval of an agreement or of an application for development rights to verify in writing, under penalty of perjury, that the identity of each person having a material financial interest in the agreement or application or development rights is true, correct and complete. The applicant understands that this information is provided under penalty of perjury, and that intentionally supplying misinformation or deception may result in either invalidation of the agreement or application, or criminal prosecution for misdemeanor violation of the Modesto Municipal Code, or both. Negligent provision of misinformation shall be grounds for invalidation. In accordance with the Modesto Municipal Code, each applicant has a continuing obligation to maintain the truth, accuracy and completeness of the financial interest disclosure information provided below until after final consideration by the City Council of any matter arising out of or relating to the agreement or application.

PROJECT: _____



APPLICANT SIGNATURE



APPLICANT NAME (type or print)

NAMES

Property Owner(s) – (Please list name of company and names of individual names of said company)

Developer(s) – (Please list name of company and names of individual owner(s) of company)

Architect(s), Engineer(s) or Other Design Professional(s) – (Please list name of company and names of individual owner(s) of company)

Attorney(s) or Representative(s) – (Please list name of company and names of individual owner(s) of company)

Real Estate Agent(s) – (Please list name of company and names of individual owner(s) of company)

Contractor(s)

Other – (Investors, Trustees, etc.)
